

**Sale
Of
Tax Deeded Lands
Moultonborough, NH
September 10, 2015**



**Christopher P. Shipp, Chairman
Board of Selectmen**

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NOTICE OF SALE

TAX DEEDED PROPERTIES MOULTONBOROUGH, NH

By virtue of our authority under Article 33 of the Town Meeting of March 12, 2003, we offer for sale four (4) parcels of tax deeded land. Sealed bids will be accepted until 2:00 p.m. on Thursday, September 10, 2015, in the Offices of the SelectBoard, 6 Holland Street, PO Box 139, Moultonborough, NH, 03254 at which time they will be opened and publicly read aloud.

A package with further information on the conditions of sale, maps and the like is available at said offices during normal business hours for payment of a non-refundable fee of \$25.00. Bid forms may be picked up at no cost. Said bid package is also available on-line at www.moultonboroughnh.gov (Click on Paid, Volunteer and Contract Opportunities).

Tax Deeded Parcels:

Parcel 1: Oslo Street; Land in said Town of approximately 9,975+/- s.f. shown on Assessors Map 121 and Parcel 27. For title see Carroll Country Registry of Deeds Bk 2829 Pg. 140.

Parcel 2: Paradise Drive; Land in said Town of approximately 10,367+/- s.f. shown on Assessors Map 72 and Parcel 83. For title see Carroll Country Registry of Deeds Bk 2965 Pg. 75.

Parcel 3: Grindel Street; Land in said Town of approximately 11,238+/- s.f. shown on Assessors Map 128 and Parcel 75. For title see Carroll Country Registry of Deeds Bk 2965 Pg. 74.

Parcel 4: Castle Shore Road; Land in said Town of approximately 19,166+/- s.f. shown on Assessors Map 130 and Parcel 40. For title see Carroll Country Registry of Deeds Bk 2965 Pg. 76.

In addition to the purchase price the successful bidder must pay all deed preparation, recording, and legal services regarding the sale of the property in the amount of \$350.00. Additional fees may apply depending upon the parcel that you acquire.

All bidders are required to pay a bid deposit of Three Hundred Fifty Dollars (\$350.00) in the form of cash or a bank check to assure their completion of the purchase. This deposit is applied toward the purchase price and all related expenses identified above.

Successful bidders must close on the sale within forty five (45) days of being notified that their bid has been accepted. All bids may be held for a period of forty five (45) days to evaluate them and account for certain rights of refusal.

If mailed, each bid should be in a separate sealed envelope marked, Sale of Tax Deeded Lands Moultonborough, NH, September 10, 2015 to protect against them being opened in error. Any questions with respect to this invitation must be received, in writing by mail (above address), fax (603.476.5835) or email (skinmond@moultonboroughnh.gov), by

Scott Kinmond, Administration Liaison,
no later than 4:00 p.m. on August 31,
2015.

non-material informalities, if deemed to
be in its best interests.

The Town reserves the right to reject any
and all bids, and waive any minor or

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Advertised: Meredith News & Laconia Daily Sun
07/9/15 & 07/23/15 – Public Hearing
08/20/15 & 08/27/15 - Advertisement

Posted: Town Bulletin Boards (Seven)
Town Web Site
NHLGC
Standard Mailing List

Conditions of Sale

- 1.) There is no required minimum acceptable bid.
- 2.) You must use a separate bid form for each parcel you bid upon.
- 3.) You must submit each bid form in a separate sealed envelope.
- 4.) You must submit a deposit of Three Hundred Fifty Dollars (\$350.00), in the form of cash or a bank check (i.e. cashier's, certified, money order), with each bid. Personal checks will not be accepted. This deposit will be held for a period of up to Forty-Five (45) days to evaluate the bids and notify the parties of the Town's decision.
- 5.) If you are informed you are the successful bidder you will have fifteen (15) days in which to pay any of the amount you have proposed to pay for the parcel that you have bid upon. This will be held until the various rights of first refusal have been exhausted and until the closing. At that time you will pay any final sums owed to the Town. If you do not pay the amount you bid on for the parcel within said fifteen (15) days, the initial bid deposit of Three Hundred Fifty Dollars (\$350.00) will become the property of the Town of Moultonborough.
- 6.) Abutters (i.e. those whose property lines touch upon the property line of the property being sold) who bid on a parcel will have the right of first refusal at the highest bid price. In the case of more than one abutter having bid on the property, the right of first refusal will first be assigned to those abutters which jointly made a bid so that they might each improve their respective lots and then in order of the highest to lowest bid of any other abutters who may have bid on the parcel.
- 7.) Certain parcels may also be subject to rights of refusal, at the highest bid price, by the Property Owner's Association of Suissevale, Inc. (POASI), Balmoral Improvement Association and/or others.
- 8.) If the land is acquired by an abutting property owner(s), the bidder(s) shall merge the parcel being acquired with their lot(s). For information on this you may contact Ms. Bonnie Whitney, Administrative Assistant in the Office of Development Services, at 603.476.2347 or bwhitney@moultonboroughnh.gov.
- 9.) In addition to the purchase price and a lump sum fee of Three Hundred Fifty Dollars (\$350.00) to cover our attorney and recording costs, you must also pay the transfer tax of Fifteen Dollars (\$15) per Thousand Dollars (\$1,000.00) of sales price, the recording fee for any notices of a merger of lots, and any similar closing costs associated with the purchase of the parcel(s).
- 10.) The Town makes no express or implied warranties of any information contained herein. All parcels are sold without warranty as to suitability for building, the ability to gain any desired regulatory approval from the Town (i.e. zoning compliance), or the

absence of any environmental hazard. Bidders are responsible for performing their own due diligence appropriate to the purchase of any real estate.

11.) Any questions with respect to this invitation must be received, in writing by mail (PO Box 139, Moultonborough, NH 03254), fax (603.476.5835) or email, (skinmond@moultonboroughnh.gov), Scott Kinmond, Administration Liaison, no later than 4:00 p.m. on August 31, 2015. Copies of the answers will be posted on line no later than 4:00 p.m. on September 3, 2015. It is the responsibility of the bidders to check on-line and account for any addendum so issued.

EXHIBIT A

Tax Maps, Aerial Photos

And

Assessment Data

Parcels 1 to 4

BID FORMS

Town of Moultonborough

Tax Deed Property Sale

Bid Form

(Please Use a Separate Form for Each Parcel you are Bidding On)

(Please Print or Type)

Name of Bidder: _____

Address: _____

Contact Person: _____

Telephone _____ Fax _____

Email

Submitted herewith is my bid for Parcel # _____ Map # _____ Lot # _____:

In Numbers

In Words (Dollars and Cents)

This bid is accompanied by a bid deposit (cash or bank check) in the amount of Three Hundred Fifty Dollars (\$350.00), payable to the Town of Moultonborough, which you may hold for forty-five (45) days while you evaluate my bid. Personal checks will not be accepted. I understand that I forfeit this deposit if I do not pay to you, in addition to the foregoing, the sum I bid above within fifteen (15) days of being notified I am the apparent high bidder.

I certify, under the penalties of perjury, that (1) I have had an opportunity to view the full bid package and am aware it was my responsibility to perform my own due diligence appropriate to the purchase of real estate, (2) I am fully authorized to submit this bid, (3) I have not engaged in discussions, negotiations, or collusion with any person to determine what my bid will be and (4) that I, to the best of my knowledge and belief, have paid all local taxes, fees, assessments, betterments or other municipal charges that I am liable for.

Signature